

Process Number	Applicant(s)
<a href="#">02-31</a>	<a href="#">Randall Benderson 1993-1 Trust</a>
<a href="#">02-34</a>	<a href="#">Corum Homes LLC</a>

HEARING NO. 02-4-CZ5-1 (02-34)

21-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: CORUM HOMES LLC

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97<sup>th</sup> Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15± acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LAND'S COMPANY SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said W/ly right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: South of N.W. 146 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.63 Acres

GU (Interim)  
PAD (Planned Area Development)

APPLICANT: RANDALL BENDERSON 1993-1 TRUST

- (1) MODIFICATION of Condition #2, of Resolution CZAB5-3-00, passed and adopted by the Zoning Appeals Board only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Commons,' as prepared by Fortin, Leavy, Skiles, Inc. and dated received 10/29/99."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lowe's of Miami Lakes Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002 and 'Landscape Plan,' as prepared by Creech Engineers, Inc., dated last revised February 15, 2002 and consisting of 8 sheets."

- (2) DELETION of Conditions #6, 7, 8, 9, 10 and 11 of Resolution CZAB5-3-00, passed and adopted by the Zoning Appeals Board and only as it applies to the subject property, reading as follows:

"6. That an open-sided covered canopy be provided over the proposed walkway located perpendicular to Building #200.

"7. That the concrete walkway located along the east side of Buildings #100, 200, 300, 400 and 500 be covered with a continuous canopy.

"8. That fenestrations be provided along the north face of Building #300 and the south face of Building #400.

"9. That a 4,500 sq. ft. open landscaped area be provided on the north side of Building #300.

"10. That a service area lane be provided along the west side of Buildings #100, 200, 300, 400 and 500.

"11. That trees be planted within the landscaped strip located on the west side of the service area lane. Said trees shall be a minimum of 12' at time of planting and shall be spaced at 20' on-center. In addition, a continued meandering hedge a minimum of 3' at time of planting shall be installed in conjunction with the aforementioned trees."

- (3) MODIFICATION to paragraph No. 1 of a Declaration of Restrictions recorded in Official Record Book 19274, Page 1820 through 1833 of the Public Records of Miami-Dade County, Florida and reading as follows:

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APPLICANT: RANDALL BENDERSON 1993-1 TRUST

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FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Commons,' as prepared by Fortin, Leavy, Skiles, Inc. and dated received 10/29/99, and subsequently revised 12/28/99."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lowe's of Miami Lakes Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002 and 'Landscape Plan,' as prepared by Creech Engineers, Inc., dated last revised February 15, 2002 and consisting of 8 sheets."

(4) MODIFICATION to Paragraph No. 1 of Declaration of Restrictions recorded in Official Record Book 19215, Page 3638 of the public records of Miami-Dade County, Florida and reading as follows:

FROM: "1. The property will be developed in substantial conformity with the site plan entitled 'County (sic) Club Commons,' prepared by Fortin, Leavy, Skiles, Inc., dated October 29, 1999, last revised January 19, 2000. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Planning and Zoning, provided the Director finds (sic) that the modification conforms with the standards established in §33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property, shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Zoning Appeals Board or Board of County Commissions of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

TO: "1. The property will be developed in substantial conformity with the site plan entitled 'Lowe's of Miami Lakes Site Plan,' prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002, and landscape plans as prepared by Creech Engineers, Inc., dated last revised February 15, 2002, consisting of 8 pages (L1 through L8). No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Planning and Zoning, provided the Director finds that the modification conforms with the standards established in §33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property, shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissions of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

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HEARING NO. 02-4-CZ5-2 (02-31)

12-52-40  
Council Area 5  
Comm. Dist. 13

APPLICANT: RANDALL BENDERSON 1993-1 TRUST

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The purpose of these requests is to allow the applicant to modify a previously approved resolution and declaration of restrictive covenants and submit modified plans for a commercial development.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts "A" and "B" of COUNTRY CLUB COMMONS, Plat book 154, Page 95.

LOCATION: Between N.W. 57 Avenue and N.W. 59 Avenue and between N.W. 177 Street and N.W. 173 Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 28.43 Acres

PRESENT ZONING: BU-2 (Business – Special)  
IU-C (Industrial – Conditional)